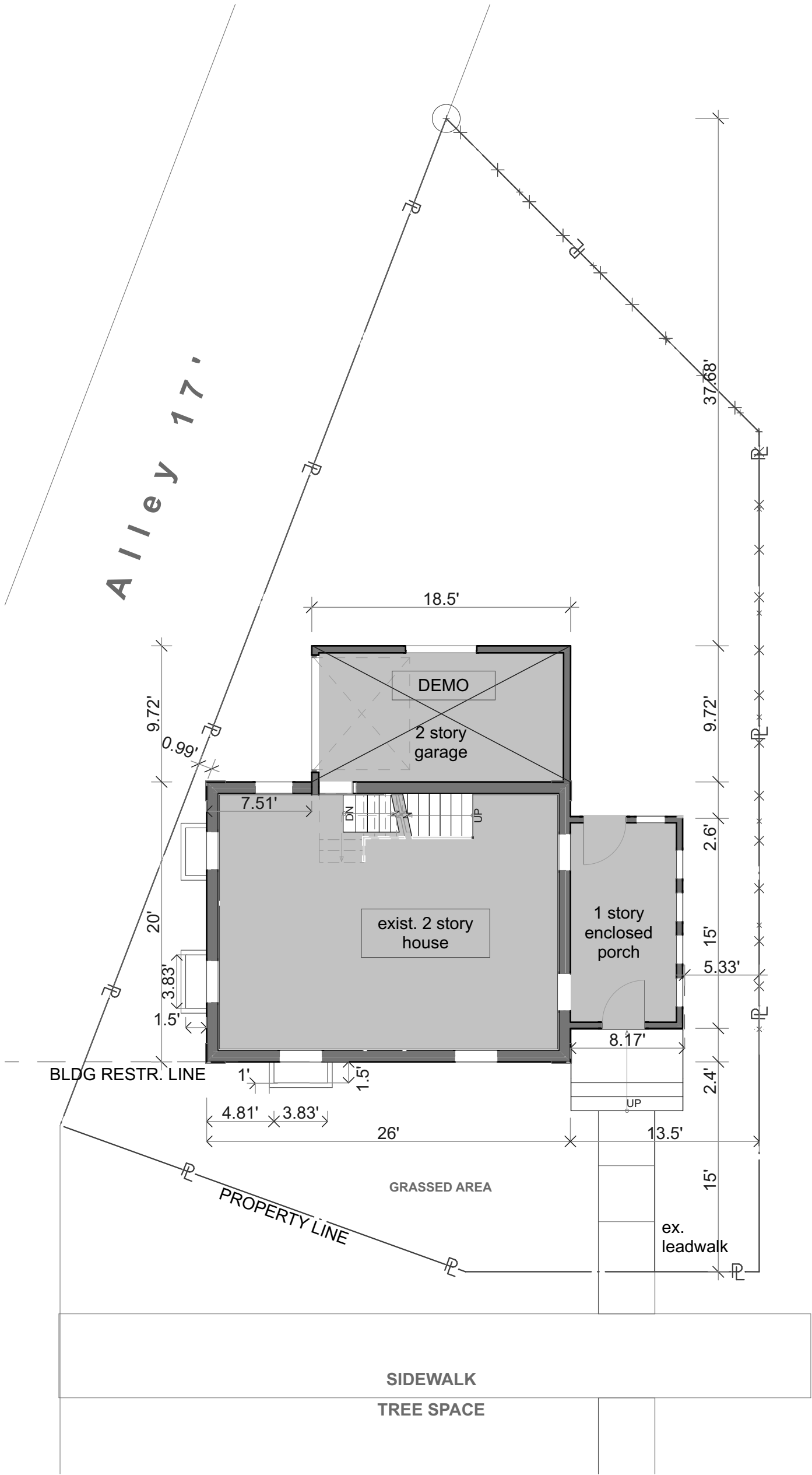


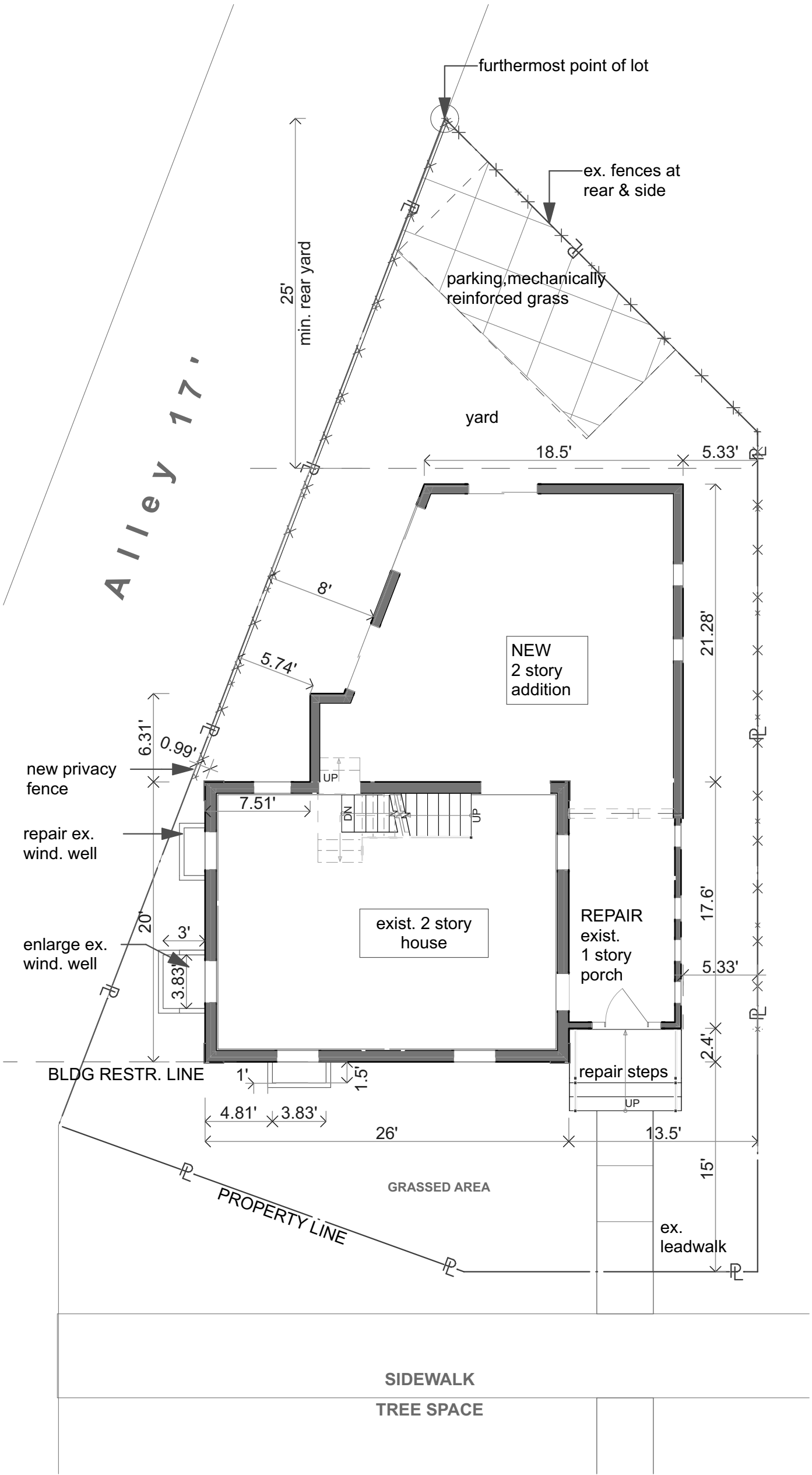
4537 38th St, NW
SQUARE: 1888 LOT: 0075
B2201992
ZONE R-1-B

PROJECT DESCRIPTION
2 story rear addition.
less than 50% increase over existing GFA
less than 1000 SF increase overall

ZONING DATA		
ZONE DISTRICT	R-1-B	
OVERLAY(S)	NONE	
YEAR BUILT	1940	
	EXIST.	PROJ.
UNITS & PARKING SPACES		
NO. OF UNITS	1	1
PARKING SPACES (9'x19')	-	
SETBACKS & HEIGHT		
SIDE YARD	5.4'	5.4'
REAR YARD	26'	37'-9"
STORIES ABOVE GRADE	2	2
BUILDING HEIGHT	27'-5"	27'-5"
AREAS		
LOT AREA	2,722 sq.ft.	
LOT WIDTH	50'	
G.F.A. (NIC. CELLAR)	1,484 sq.ft.	2,167 sq.ft.
2ND FLR	660 sq.ft.	1,025 sq.ft.
1ST FLR	824 sq.ft.	1,142 sq.ft.
CELLAR BELOW GRADE	520 sq.ft.	520 sq.ft.
F.A.R.	NA	
BUILDING AREA	824 sq.ft.	1,142 sq.ft.
LOT OCCUPANCY	30.3%	42.0%
IMPERVIOUS AREA		93 sq.ft.
% OF LOT		3.4%
PERVIOUS SURFACE		1,487 sq.ft.
% OF LOT, MIN. 50%		54.6%



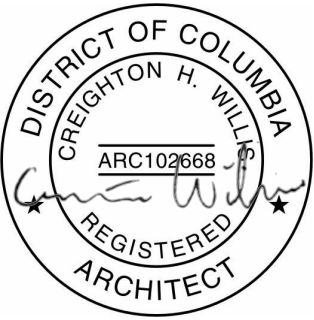
4 Site Plan



1 Site Plan



seal :



issue date : 1/28/22

revision list :

02	PERMIT A	1/18/22
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Owner :
38th St Tenley LLC
3602 16th St NW #2
WASHINGTON DC 20010
Architect :
Ortiz-Willis Development Building Design
Creighton Willis Architect
3602 16th St NW #2
Washington, DC 20010

STRUCTURE ENGINEER:
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15433 Wembrough St, Silver Spring, MD 20905
MECHANICAL ENGINEER:
George I. Worsley, Jr. & Associates
5509 Illinois Avenue Washington, DC 20011
SOILS ENGINEER:
GIT Corporation
14674 Southlawn Ln, Suite F, Rockville, MD 20850

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Project address :

4537 38th St, NW
Washington, DC

4537_38th_v1.pln

18" x 24" layout

Zoning
Site Plan

Z1